

MINUTES
ALTOONA CITY PLANNING COMMISSION
Tuesday, February 4, 2020

MEMBERS PRESENT

Randy Isenberg, Chair
Dave Albright, Vice Chair
James Dixon
Michael Haire, Vice Secretary
Richard Haines

MEMBERS ABSENT

Jennifer Mikolajczk
Chuck Myers

COMMUNITY DEVELOPMENT STAFF PRESENT

Lee Slusser, Director Community Development
Nick Ardizzzone, Property Manager
Mary Johnson – CDBG Manager

GUESTS PRESENT

Eric Wolf – Amtran
Greg Elliott – EADS Architects - Amtran
Greg Geishauser – Stiffler, McGraw Engineers - Sheetz, Inc. #187
William Kibler, Altoona Mirror

The Altoona City Planning Commission held its monthly meeting on February 4, 2020 in the Public Meeting Room, City Hall 1301 12th Street, Altoona. Randy Isenberg, Chairperson, called the meeting to order at 3:00 p.m.

ADMINISTRATIVE ITEMS

1. Approval of meeting minutes of January 7, 2020.

The minutes of the January 7, 2020, were read. A motion was made by Richard Haines for approval of the minutes as corrected. Motion was seconded by James Dixon. Motion carried unanimously.

2. Public Comment Period

No Public Comment at this time.

SUBDIVISION AND LAND DEVELOPMENT ITEMS

- 3. AMTRAN** – This land development application proposes to construct a new 4,800 sqft. equipment storage building adjacent to AMTRAN's existing facilities at 3301 Fifth Avenue in Mansion Park. They also propose the expansion of a

parking lot and the replacement of 655 ft. of existing 4 ft. wide concrete sidewalks along Sixth Avenue with new 7 ft. wide concrete sidewalks. Mr. Slusser introduced Mr. Greg Elliot of EADS Architects and Mr. Eric Wolf of Amtran to review the project. A motion was made by David Albright to approve Resolution No. 02-04-20-PAC 19-0014 with the requested waivers as presented. Michael Haire seconded the motion. Motion passed unanimously.

RESOLUTION NO. 02-04-20-PAC19-0014
A RESOLUTION APPROVING THE NEW STORAGE FACILITY FOR ALTOONA
METRO TRANSIT LAND DEVELOPMENT PLAN

WHEREAS an application for a land development project has been filed with the Altoona City Planning Commission (hereinafter "ACPC") by ALTOONA METRO TRANSIT (hereinafter referred to as the "DEVELOPER"); and

WHEREAS, the DEVELOPER desires to construct a new STORAGE BUILDING at 3301 Fifth Avenue, Altoona, Pennsylvania; and

WHEREAS, staff has reviewed the LAND DEVELOPMENT PLAN, incorporated herein by this reference and filed with the ACPC by the Developer, and has found it to be in compliance excepting waiver requests, as a FINAL LAND DEVELOPMENT with all applicable provisions of the City of Altoona's zoning, subdivision/land development, and storm water ordinances subject to the conditions of this resolution; and

WHEREAS, the ACPC has determined that this LAND DEVELOPMENT PLAN constitutes a FINAL LAND DEVELOPMENT PLAN in full compliance with the City of Altoona's zoning, subdivision/land development, and storm water ordinances subject to the conditions of this resolution; and

WHEREAS, the ACPC has the power to APPROVE modifications to the City of Altoona's subdivision and land development requirements, and the Developer has requested the following waivers that are hereby approved by the ACPC:

1. §640-63.A(4): No bidirectional access driveway shall be wider than 24 feet or narrower than 16 feet at the point where such a driveway crosses the street or alley right-of-way line. The width may be increased to 35 feet if the access driveway is to be utilized heavily by truck traffic. The plans propose a 53'-10" access into the new storage building (3 garage doors) from 5th Avenue. A waiver has been requested. Given the use of the building and existing traffic on 5th Avenue. Staff does not oppose this waiver.

2. §640-64.A(1): Sidewalks shall be provided along the entire length of the property. On a corner lot, the sidewalk shall be extended along the second street as well. Staff does not oppose granting this waiver. A waiver has been requested to not install a concrete sidewalk along the north side of 35th Street. There is an existing sidewalk along the opposing side of 35th Street. The existing slope between the edge of the street and the adjacent parking lot is generally 2:1. Because of this slope, a retaining wall would most likely be required or the slope would need to be cut back into the existing parking lot which would eliminate parking spaces. It is proposed to delineate a walkway with paint markings on the south side of the existing large parking lot to allow a paved pedestrian connection between 6th Avenue and 5th Avenue. Staff has no objection to this waiver.
3. §640-65.C(4): Along the parking lot, tree and shrubs shall be planted (3' on center) so as to screen the parking facility from all surrounding streets and properties. The intent is to mitigate the impact of vehicle noise, lights, and fumes on adjacent land. Such vegetation shall be planted so as to provide a full screen within five years. Staff has no objection to this waiver.
4. §640-65.E(3): Where a parking space abuts any element of the parking or loading facility except the access directly servicing the space or another parking space, an island shall be installed to protect the parking vehicle from the moving vehicles and to provide definition to traffic patterns. A waiver has been requested to not provide islands in the existing large parking lot formerly known as the Roaring River Mills site. Given that this is an existing facility, staff does not oppose this waiver.
5. §640-65.E(3)(a): Within each island, there shall be one tree for each 18 feet of length. Where the length does not equal an exact multiple of 18, the nearest multiple (by standard rounding) shall be used. A waiver has been requested to not provide two (2) trees and six (6) shrubs in the two islands closer to 5th Avenue for the new parking lot. Also for a grade paved island near the northwestern corner of the new storage building. This request is because of sidewalk location and underground utilities, as for the grade paved island, any other type island would be detrimental to vehicular circulation. Staff has no objection to this waiver.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Altoona, Blair County, Pennsylvania, that the application and plans, as filed by the DEVELOPER, are hereby approved subject to the following conditions:

1. A letter from the Blair County Conservation District approving the plan shall be provided to the City. (Chapter 620)
2. Any necessary permits from DEP must be provided.
3. The ACPC Consulting Engineer's comments contained in the Engineer's letter to the City dated January 23, 2020 and attached hereto must be satisfied.

4. Financial security to cover the cost of all public improvements must be provided to the City prior to plan signature. (Chapter 640)
5. A developer's agreement prepared by the ACPC must be executed by the Developer.
6. All required signatures must be obtained on the plan.
7. The conditions of the plan must be accepted in writing by developer within 30 days of plan approval.
8. A copy of the RECORDED plan must be provided to the ACPC as soon as it is recorded.
9. All conditions must be met, fees paid, and the plan signed and recorded within the plan deadline.

RESOLVED by the Altoona City Planning Commission this fourth day of February, 2020

ATTEST:

Secretary

Chair

4. **Sheetz 187** – This land development application proposes to construct two small building additions for interior seating and cooler space at Sheetz 187, 400 East Plank Road, in Pleasant Valley. The original relocated store at this location was approved by the City Planning Commission in 2010. The two additions total 325 sqft., which will increase the size of the store to 5,131 sqft. total. As it was last month at Sheetz 34, all construction will be confined to the existing interior sidewalk area so that impervious areas and landscaping will remain unchanged. A motion to approve Resolution No. 02-04-20-PAC19-0016 with one requested waiver was made by James Dixon. Richard Haines seconded the motion. Motion passed unanimously.

RESOLUTION NO. 02-04-20-PAC19-0016
A RESOLUTION APPROVING THE SHEETZ #187 AMENDED LAND DEVELOPMENT
PLAN

WHEREAS an application for a land development project has been filed with the Altoona City Planning Commission (hereinafter "ACPC") by Sheetz, Inc. (hereinafter referred to as the "DEVELOPER"); and

WHEREAS, the DEVELOPER desires to construct two new additions to the existing building located at 400 East Plank Road, Altoona, Pennsylvania; and

WHEREAS, staff has reviewed the LAND DEVELOPMENT PLAN, incorporated herein by this reference and filed with the ACPC by the Developer, and has found it to be in compliance excepting waiver requests, as a FINAL LAND DEVELOPMENT with all applicable provisions of the City of Altoona's zoning, subdivision/land development, and storm water ordinances subject to the conditions of this resolution; and

WHEREAS, the ACPC has determined that this LAND DEVELOPMENT PLAN constitutes a FINAL LAND DEVELOPMENT PLAN in full compliance with the City of Altoona's zoning, subdivision/land development, and storm water ordinances subject to the conditions of this resolution; and

WHEREAS, the ACPC has the power to APPROVE modifications to the City of Altoona's subdivision and land development requirements, and the Developer has requested the following waivers that are hereby approved by the ACPC:

1. §640-63.B(3) Parking facilities shall be set back from building foundations a minimum of five feet. Staff does not object to this waiver.

To comply with this section of the ordinance, the vehicular drive aisles around the store would need to be reduced in width. However, the widths of these drive aisles are currently the minimum that Sheetz, Inc. allows. To further reduce these widths would negatively impact circulation and safety in a high-traffic parking lot. To meet the intent of the ordinance, existing bollards will be approximately 1 foot from the new building addition face at the front of each parking stall to protect the building in lieu of a five-foot setback.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Altoona, Blair County, Pennsylvania, that the application and plans, as filed by the DEVELOPER, are hereby approved subject to the following conditions:

1. A letter from the Blair County Conservation District approving the plan shall be provided to the City. (Chapter 620)
2. Any necessary permits from DEP must be provided.
3. The ACPC Consulting Engineer's comments contained in the Engineer's letter to the City dated January 3, 2020 and attached hereto must be satisfied.
4. All required signatures must be obtained on the plan.
5. The conditions of the plan must be accepted in writing by developer within 30 days of plan approval.
6. A copy of the RECORDED plan must be provided to the ACPC as soon as it is recorded.
7. All conditions must be met, fees paid, and the plan signed and recorded within the plan deadline.

RESOLVED by the Altoona City Planning Commission this fourth day of February,
2020

ATTEST:

Secretary

Chair

5. Staff Level Reviews – There were no staff level reviews to report since the January 7, 2020 meeting.

URBAN REDEVELOPMENT

6. **Spot Blight Declaration**
202-04 Willow Avenue (Garage Only)
Owner: Doris A. Wright & Adam T. Caldwell
202 Willow Avenue
Altoona, PA 16601

Property being submitted is the garage (ONLY) at the rear of the residential property and it is in substandard condition. The home and garage were originally submitted on June 21, 2019. The board did not determine the property blighted at that time due to insufficient detail on the interior of the property and the difficulty of getting clear pictures of the rear of the structure due to overgrowth. At this time, we are presenting just the garage. It is in deplorable condition and code enforcement is worried about it collapsing into the alley. The exterior siding is bowing outward and, the block foundation is cracked, roof is collapsing and it is full of debris. Code Office has not been able to find the owners. I contacted the Tax Claim and inquired about an address for the owners. County said that Doris Wright was deceased and that a Brent Campbell is under a payment plan regarding the taxes owed on the property. She said he was current with the payment, but she could not release his phone number. Under the 2015 International Property Maintenance Code, the City will demolish the structure and place a lien on the property for the cost of demolition. A motion to declare the property blighted was made by Richard Haines. Motion seconded by James Dixon. Motion passed unanimously.

723 1st Avenue

Owner: Seven Two Three 1st Ave LLC
616 E. Caroline Avenue
Altoona, PA 16602

Property is a vacant commercial property in substandard condition. Property was submitted to the Program on January 2, 2020. The City's Code Officer has not been able to find the owner/owners. (I called the phone number listed on the building but the gentleman who answered the phone said he did not own the property). This property is falling apart, walls are collapsing, stone foundation is deteriorating and windows are broken. All utilities are off and taxes are owed for 2017 and 2018 totaling \$2,814.03. This property will be on the Judicial Tax Sale list in June 2020. Because this property is a commercial building, it will be required to have an asbestos survey completed, and if asbestos is found, it will be required to be removed before demolition can begin. County said the only address they have is for the 616 E. Caroline Avenue and according to BS&A Gina Riley resides at that property. Under the 2015 International Property Maintenance Code, the City will demolish the structure and place a lien on the property for the cost of demolition. Motion to declare the property blighted was made by James Dixon. Motion seconded by Richard Haines. Motion passed unanimously.

COMPREHENSIVE PLANNING

7. **Review of Positively Altoona** – We continued reviewing the City’s current comprehensive plan, and especially, the implementation of its goals and objectives. Pat Miller, Executive Director of the Greater Altoona Economic Development Corporation (GAEDC) was here to discuss GAEDG’s strategic plan, the structure of GAEDG, and how it functions as a strategic planning body. Mr. Miller reviewed the *Multi-Year, Downtown Revitalization Strategy Update for 2020*.

INFORMATIONAL ITEMS

8. **Planning Reports**
 - a. Grantsmanship activities (Consolidated Plan, Parking Garage)
 - b. Zoning Hearing Board
 - c. Shade Tree Commission – (no meeting)
 - d. GAEDC – (No Report)
 - e. Blair County Planning Commission – (No report)
9. **Commissioners Forum** – No report
10. **Questions from the Media and Public**
11. **Adjournment**

A motion was made by Richard Haines to adjourn the meeting at 4:45 P.M. David Albright seconded the motion. Motion passed unanimously.

Jennifer Mikolajczk, Secretary